

EXHIBIT "A"
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
OWNER: BARRY G. CALDWELL
BARNETT HOLLINGSWORTH SURVEY, ABSTRACT NO. 796
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING a 0.031 acre (1,355 square foot) tract of land contained within the Barnett Hollingsworth Survey, Abstract No. 796, City of Fort Worth, Tarrant County, Texas, and being part of Lots B and C, Block 12 of Hill Crest Addition as recorded in Volume 1049, Page 165, Plat Records of Tarrant County, Texas, same being that certain 0.220 acre tract of land described in a Special Warranty Deed to Barry G. Caldwell as recorded in Instrument No. D221139444 of the Official Public Records of Tarrant County, Texas, said 0.031 acre tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found on the intersection of the northerly right-of-way line of El Campo Ave (an 80-foot right-of-way) and the easterly right-of-way line of Ashland Ave (a 60-foot right-of-way), for the southwest corner of said Caldwell tract and the southwest corner hereof;

THENCE N 00° 04' 09" E, along said easterly right-of-way line of Ashland Ave and the westerly line of said Caldwell tract, a distance of 58.01 feet to a 5/8-inch iron rod found for the southwest corner of that certain tract of land described in a Warranty Deed to Sandra S. Manchester as recorded in Instrument No. D206069557, Official Public Records of Tarrant County, Texas, and being more fully described in Instrument No. D185619362, Deed Records of Tarrant County Texas, the northwest corner of said Caldwell tract, and the northwest corner hereof;

THENCE S 89° 55' 51" E, along the northerly line of said Caldwell tract and the southerly line of said Manchester tract, a distance of 165.02 feet to a point on the westerly line of an existing 15-foot alley, for the southeast corner of said Manchester tract, the northeast corner of said Caldwell tract, and the northeast corner hereof;

THENCE S 00° 04' 09" W, along the westerly line of said existing 15-foot alley and the easterly line of said Caldwell tract, a distance of 5.00 feet to a point for the northernmost southeast corner hereof, from which a 5/8-inch iron rod found on the intersection of said northerly right-of-way line of El Campo Ave and the westerly line of said existing 15-foot alley, for the southeast corner of said Caldwell tract, bears S 00° 04' 09" W, a distance of 53.01 feet;

THENCE N 89° 55' 51" W, a distance of 155.02 feet to a point for an interior corner;

THENCE S 00° 04' 09" W, a distance of 53.01 feet to a point on said northerly right-of-way line of El Campo Ave and the southerly line of said Caldwell tract, for the southernmost southeast corner hereof;

THENCE N 89° 55' 51" W, along said northerly right-of-way line of El Campo Ave and the southerly line of said Caldwell tract, a distance of 10.00 feet to the **POINT OF BEGINNING**, containing 0.031 acre (1,355 square feet) of land, more or less.

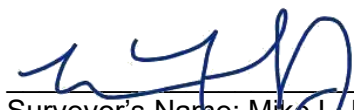
Notes:

1. Bearings are based on the Texas Coordinate System of 1983 (NAD83) (NA2011), North Central Zone (4202).
2. A parcel plat of same date accompanies this legal description.
3. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon.

* SURVEYOR CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Yellow Rose Mapping LLC**



03/25/2025

Surveyor's Name: Mike L. Lewis
Registered Professional Land Surveyor
Texas No. 5773
Date of Survey: March 25, 2025
Texas Firm No. 10194700



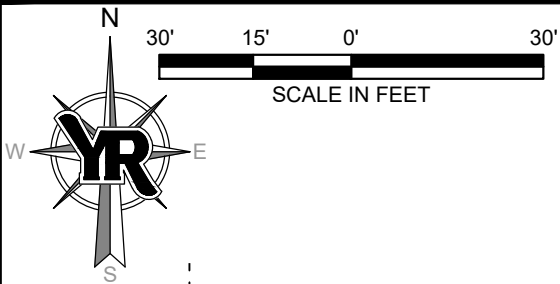


EXHIBIT "A"

VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
FORT WORTH, TEXAS,
TARRANT COUNTY, TEXAS
TOTAL EASEMENT: 1,355 SQUARE FEET
OR 0.031 ACRES

LINE DATA		
LINE	DIRECTION	LENGTH
L1	N 00° 04' 09" E	58.01'
L2	S 89° 55' 51" E	165.02'
L3	S 00° 04' 09" W	5.00'
L4	N 89° 55' 51" W	155.02'
L5	S 00° 04' 09" W	53.01'
L6	N 89° 55' 51" W	10.00'

BARNETT
HOLLINGSWORTH
SURVEY, A-796

2313 ASHLAND AVE

LOT 22, BLOCK 12
HILL CREST ADDITION
VOL. 388, PG. 17,
P.R.T.C.T.

2312 ASHLAND AVE

LOT 17, BLOCK 12
HILL CREST
ADDITION
VOL. 388, PG. 17,
P.R.T.C.T.

ASHLAND AVE.
(60' R.O.W.)

2317 ASHLAND AVE
SARAH S. MANCHESTER
INST. NO. 206069557
O.P.R.T.C.T.
INST. D185619362
D.R.T.C.T.

LOT A, BLOCK 12
HILL CREST ADDITION
VOL. 1049, PG. 165
P.R.T.C.T.

LOT C, BLOCK 12
HILL CREST ADDITION
VOL. 1049, PG. 165
P.R.T.C.T.

15' ALLEY

2316 TREMONT AVE

LOT D, BLOCK 12
HILL CREST ADDITION
VOL. 1049, PG. 165
P.R.T.C.T.

(C.M.)
FOUND 5/8"
IRON ROD

L2
L4
L3

VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
1,355 SQ. FT
OR 0.031 ACRES

LOT B, BLOCK 12
HILL CREST ADDITION
VOL. 1049, PG. 165
P.R.T.C.T.

2321 ASHLAND AVE
BARRY G. CALDWELL
CALLED 0.220 ACRES
INST. NO. D221139444
O.P.R.T.C.T.

LOT C, BLOCK 12
HILL CREST ADDITION
VOL. 1049, PG. 165
P.R.T.C.T.

2320 TREMONT AVE

LOT D, BLOCK 12
HILL CREST ADDITION
VOL. 1049, PG. 165
P.R.T.C.T.

P.O.B.
(C.M.) FOUND 5/8" IRON ROD
N: 6,952,798.05'
E: 2,311,715.88'
(GRID COORDINATES)

EL CAMPO AVE.
(80' R.O.W.)

(C.M.)
FOUND 5/8"
IRON ROD

NOTES:

- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (NA2011), NORTH CENTRAL ZONE (4202).
- A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PARCEL PLAT.



YELLOW ROSE MAPPING LLC
2011 WOODLAND HILLS LANE
WEATHERFORD, TEXAS, 76087
(817) 703-6578
TEXAS FIRM NO. 10194700

DRAWN BY: HCF

PROJ. MGR.: MLL

DATE: 03/25/2025

PROJECT #: PAPE2501

PAGE 3 OF 3

CAD FILE: 1TCE_CALDWELL_ESMT_R00.DWG

LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	POINT FOR CORNER (NOTHING FOUND OR SET)
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
FND	FOUND
IR	IRON ROD
ROW	RIGHT-OF-WAY
C.M.	CONTROLLING MONUMENT



[Signature] 03/25/2025
MIKE L. LEWIS, REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5773